

**MINUTES OF  
CITY OF DUVALL  
COUNCIL MEETING  
11-9-04**

**7:00 P.M. - Duvall Fire Station**

**Council Workshop 6:00 PM:            Budget Discussion/Comp. Plan**

**The City Council Meeting was called to order by Mayor Nixon at 7:00 P.M.**

**Council Present:**     Steve Hotchkiss, Will Ibershof, Tom Loutsis, Heather Page,  
Jeffrey Possinger, Greg Von Tobel

**Staff Present:**        Doreen Booth, Steve Schuller, Glenn Merryman, Dianne Nelson,  
Steve King, Jodee Schwinn

**I.     Additions or Corrections to the Agenda:**

Under Consent Agenda add: Payroll in the amount of \$132,028.50; Claims in the amount of \$522,272.00.

**II.    Comments from the Audience:**

Tove Burhen, P.O. Box 6, Duvall, reported that the Sno-Valley Senior Center recently hosted their "Veterans Breakfast" in honor of all Veterans. She also remarked that the seniors in Carnation are especially appreciative of the new police force. Tove said that she and her husband Ray recently attended a very well planned and interesting Eagle Scout ceremony for Carl Seip. She also reported that the Historical Society has been busy with various activities including giving tours and providing maintenance at the Dougherty House. Lastly, Tove reported that the Historical Society is excited to see that the City also feels a Heritage Park is relevant.

**III.   Approval of Consent Agenda:**

*It was moved and seconded (Ibershof-Possinger) to approve the consent agenda, which included Payroll in the amount of \$132,028.50; Claims in the amount of \$522,272.00; and approving the Council Meeting Minutes of 10/28/04. Carried. (6 ayes).*

**IV.   Presentation:            None**

**V.     Scheduled Items:**

**1. Mayor:** Mayor Nixon thanked Public Works Superintendent Mike Fisher, for saving the City \$6,000 by switching to another laundry service. She thanked Councilmembers Will Ibershof and Heather Page for all of their hard work on the Police and Parks levy. Mayor Nixon stated she recognizes that the levy margin was very close and she does acknowledge the no votes and will work very hard to curb spending. Mayor Nixon distributed copies of a letter she received requesting the City consider a medical hardship water rate. A Duvall resident who needs dialysis at home could pay an additional \$100 - \$120 per month for their water consumption. Mayor Nixon asked for the Council's input regarding a medical hardship water rate. Lastly, Mayor Nixon announced the Sno-Valley Senior Center's annual Pie Auction and Steak Dinner will be held this Saturday, November 13<sup>th</sup>. She encouraged everyone to go.

**2. Committee Reports:**

*Reports will be given at the second Council Meeting of each month.*

**3. Council:**

There were no council reports.

**4. Staff:**

a. Doreen Booth, City Hall Administrator, distributed public comments that came in regarding the Comprehensive Plan Update. The information would be submitted into the record as part of the public hearing. She also announced that 4 applications for the open City Council position have been received to date. Applications will be accepted until the close of business on November 12<sup>th</sup>. Doreen reported that a proposal for the Cherry Valley Quarry is back. King County vested the original Quarry application under the old zoning. Doreen will draft comments to submit to King County from the City. She will keep the City Council updated. Doreen reported the annual "Trick or Treat" event was very successful. City Hall had nearly 500 trick-or-treaters come through. The Duvall Holiday Lighting event will be held on Friday, December 3<sup>rd</sup> at 7:00 p.m. Doreen also announced two new businesses have opened in *Old Town*. Crush, a Washington wine store, and a sports pub at the Twin Dragon Restaurant. Lastly, Doreen reported that she is still working on the City Hall renovation that is scheduled to take place next year, and the Planning Department staff is working hard on the Zoning Code amendments.

b. Glenn Merryman, Chief of Police, announced the Duvall Police Department will host an Open House at their new Police Department starting at 3:00 p.m. December 3<sup>rd</sup>, followed by a Dedication Ceremony at 5:30 p.m. He also reported that the Valley View will begin publishing a weekly Carnation-Duvall Police Blotter. Chief Merryman thanked everyone for their support of the Police and Parks levy. He also reported that there has been a couple of car prowls and one car theft recently. He reported that individuals who are not from Duvall are responsible for most of these incidences. He encouraged citizens to report any suspicious activity.

c. Dianne Nelson, Finance Director, updated council on a recently implemented administrative policy for "Multiple Returned Checks". This policy mainly addresses utility customers who continuously write bad checks.

**VI. Public Hearing: 2004 Comprehensive Plan Update - *continued***

8:20 pm: The Public Hearing was opened.

Doreen Booth, City Hall Administrator/Planning Director, submitted pieces of correspondence for the record. The letters were received from Douglas Kreysar, The Washington State Department of Transportation, and Jeff and Pam Fintz.

Mark Smith, 14104 - 273 Ave NE, Duvall, stated his property is in the area that is zoned to be industrial. His area of concern is shared by his neighbors, that if you look along the corridor of 203 there is very little area zoned industrial, and it is already meeting the current needs. If you add another 60 acres for industrial use, it is way out of proportion to the growth that is projected over the next 10 years. He fears they will be looking at a dinosaur. Another concern is that manufacturing businesses need to be near their suppliers and near their customers. We are not going to be servicing Redmond from Duvall. Lastly, a residential neighborhood lies directly east of the property and it doesn't seem to fit in with an industrial site.

Gene Jones, 27227 NE Big Rock Road, Duvall, said he recently attended local B&O Tax meetings and did not realize the fragile nature of the businesses in town. He is concerned that if 5000 citizens can't support the businesses that are here now, how could just 2500 more over the next 20 years support an entire industrial park? Mr. Jones stated that 6 or 7 developers have approached him since 1991, none of which have been industrial developers; they have all been residential or mixed-use developers. He also believes that zoning the property industrial, coupled with the current "*selling of America*" and shipping manufacturing jobs out of the country, is a 20-year death sentence. He'd like to ask the City Council to designate that area a more flexible zone.

Jeff Fintz, 6417 - 146<sup>th</sup> Avenue NE, Redmond, stated he owns property in the area that is designated light industrial in the City's 20-year plan. He has submitted a letter for the record that states many of the reasons for requesting rezoning of that area. He asked the Council to consider a rezone to allow at least partial residential use. He wants to be sure the City Council uses the land wisely, and would appreciate it if they would consider a rezone.

Mark Smith, 14104 - 273 Ave NE, Duvall, added that the City of Monroe has a very high vacancy rate in their light industrial business park. He doesn't believe the industrial zoning seems viable to this 62 acres.

8:40 pm: The Public Hearing was closed.

**Public Hearing: 1<sup>st</sup> Public Hearing on the City of Duvall Proposed 2005 Budget**

8:42 pm: The Public Hearing was opened.

There were no public comments.

8:43 pm: The Public Hearing was closed.

**VII. Unfinished Business:**

**1. Discussion of the 2004 Comprehensive Plan Update.**

Doreen Booth, City Hall Administrator/Planning Director, distributed and reviewed the proposed changes to the Draft 2004 Comprehensive Plan Update.

There was Council discussion regarding the residential density cap of 32 units per acre. The City Council decided against putting a 32 unit per acre density cap into the plan.

Council also discussed various zoning options for the property in the south UGA that is currently proposed to be zoned light industrial. Council also discussed moving the adoption of the Comprehensive Plan Update out by at least two more weeks.

Doreen Booth emphasized the significance of adopting the update at the next meeting and keeping the process moving forward so that all the development regulations can be completed and in place before the moratorium is lifted.

Council requested that language be added to the Comprehensive Plan Update regarding the south UGA that would state “the City Council shall consider a Comprehensive Plan request for a future Comprehensive Plan Amendment to change the land use designation on the south UGA.”

There was further discussion on bringing the plan forward as amended for adoption at the November 23<sup>rd</sup> Council meeting. The majority of the Council were in favor of bringing the 2004 Comprehensive Plan Update forward at the November 23<sup>rd</sup> meeting.

The City Council discussed changing the proposing zoning in the area of 3<sup>rd</sup> Avenue NE and NE 143<sup>rd</sup> from Commercial to R12. It was decided to leave the proposed zoning for that area to be designated Commercial.

**VIII. New Business:**

**1. (AB04-67) Ordinance #1000 fixing the amount of the annual Ad Valorem Property Tax Levy for the fiscal year 2005.** *Was moved and seconded (Ibershof-Page) to adopt Ordinance #1000 fixing the amount of the annual Ad Valorem Property Tax Levy for the fiscal year 2005. Carried. (5 ayes) (1 nay- Von Tobel).*

**2. (AB04-68) Authorize the Mayor to sign agreement and award contract to J.P. Landscaping for the Taylor Park Construction and Play Equipment Installation.** *Was moved and seconded (Ibershof-Possinger) to authorize the Mayor to sign agreement and award contract to J.P. Landscaping for the Taylor Park Construction and Play Equipment Installation. Carried. (6 ayes).*

IX. **Executive Session:** *None*

X. **Adjournment:**  
*Was moved and seconded (Ibershof-Von Tobel) to adjourn. Carried. (6 ayes).*

Meeting Adjourned 8:36 p.m.

Signed \_\_\_\_\_  
Mayor Becky Nixon

Attest \_\_\_\_\_  
Jodee Schwinn, City Clerk